## MAYOR CAROLINE SIMMONS

### LAND USE BUREAU CHIEF

**RALPH BLESSING** 



#### **ZONING BOARD OF APPEALS**

(203) 977-4160

Chair

Joseph Pigott

**Board Administrator** 

Mary Judge

### CITY OF STAMFORD, CONNECTICUT STAMFORD GOVERNMENT CENTER

888 WASHINGTON BOULEVARD P.O. BOX 10152 STAMFORD, CT 06904 - 2152

RECEIVED

PLANNING BOARD

MAR

1 202

DATE:

March 1, 2022

TO:

Planning Board

F.Petise, Transportation

**Environmental Protection Board** 

S. Kisken, Engineering

FROM:

Zoning Board of Appeals

RE:

Referrals

In accordance with the Section 19 of the Zoning Regulations, the following applications and maps are being referred to your agency for comments:

#008-22

78 Magee Ave aka 80 Magee Ave

#009-22

108 Prospect Street

#010-22

64 High Ridge Road aka Lot B Long Ridge Road

Please respond by April 4, 2022

Application # \_

## CITY OF STAMFORD ZONING BOARD OF APPEALS

Stamford Government Center 888 Washington Blvd. P.O. Box 10152 Stamford, CT 06904-2152

Telephone 203.977.4160 - Fax 203.977.4100 - E-mail mjudge@stamfordct.gov

### PLEASE PRINT ALL INFORMATION IN INK

<ol> <li>I/we hereby apply to the Zoning Board of ( ) Variance(s)</li> <li>( ) Special Permit</li> <li>( ) Appeal from Decision of Zoning Enford</li> <li>( ) Extension of Time</li> <li>( X) Motor Vehicle Approval:</li> <li>New Car Dealer ( ) Used Car Dealer ( ) General ( )</li> <li>2. Address of affected premises:</li> </ol>	
78 Magee Avenue a/k/a 80 Magee Avenue, Stam	
street	zip code
Property is located on the north ( ) south ( )	east (X) west( ) side of the street.
Block:108	Sewered Property (X) yes ( ) no
Is the structure 50 years or older (X) yes ( ) No	
Corner Lots Only: Intersecting Street:	1ary's Street
Within 500 feet of another municipality: No (X)	
3. Owner of Property: 80 Magee Ave, LLC	
Address of Owner: 80 Magee Avenue, Sta	amford, CT Zip 06902
Applicant Name: CT Quality Transmissi	on INC / Boris Quiroz
Address of Applicant 138 Land Lane, Westb	oury, NY Zip 11590
Agent Name: Joseph J Capalbo II	
Address of Agent: 1100 Summer Street,	Stamford, CT Zip 06905
EMAIL ADDRESS: JJCLAW@CSHORE.COM (Must be provided to receive	comments from letters of referral)
Telephone # of Agent 203-324-8882	Telephone # of Owner347996-7215

(CONTACT IS MADE WITH AGENT, IF ONE)

4. List all structures and uses presently existing on the affected property:
There is currently located on the site a one story commercial building used in the operation of an approved auto
repair shop.
5. Describe in detail the proposed use and give pertinent linear and area dimensions:
The applicant is proposing to assume ownership and operation of the existing auto repair facility. The existing building
is approximately 3,500 sq. ft and the site measures approximately 4,400 sq. feet.
VARIANCES (complete this section for variance requests only) See a Zoning
Enforcement Officer for help in completing this section
Variance(s) of the following section(s) of the Zoning Regulations is requested (provide detail of what is sought per the applicable section(s) of the Zoning Regulations):
N/A
ZONING ENFORCEMENT APPROVAL For Submission To Zoning Board Of Appeals Sheet
Authorized Signature Date

DO NOT WRITE ON BACK OF PAGE

Variances of the Zoning Regulations <b>may</b> be granted where there is unusual hardship in the way of carrying out the strict letter of the Regulations solely with respect to a parcel of land where conditions especially affect such parcel but do not affect generally the district in which it is situated. In your own words:
A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:
N/A
14// (
B. Explain why the variance(s) is/are the minimum necessary to afford relief:
N/A
C. Explain why granting of the variance(s) would not be injurious to the neighborhood.
N/A
SPECIAL PERMIT (Complete this section only for special exceptions)
SPECIALEXCEPTION is requested as authorized by Section(s) of the Zoning Regulations.
Provide details of what is being sought:
N/A
MOTOR VEHICLE APPLICATIONS  (Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.
The applicant is seeking approval to continue the use of an automobile repair facility at the subject site.

	SIGNATURE REQUIRE	D FOR ALL APPLICA	TONS	
	ALA GHA			
S	ignature of : /(X/Agent	( ) Applicant	( )Owner	
Date Filed:				
Coning Enforcement	Officer Comments:			
		f		
	ZONING ENFORMENT ( ly for appeals of zoning enfor		1	
	ING ENFORCEMENT OFFIC		is appealed be	cause:
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# CITY OF STAMFORD ZONING BOARD OF APPEALS

### **APPLICATION PACKET**

Board Members
Joseph Pigott, Chair
John A. Sedlak
Nino Antonelli
Claire Friedlander
Lauren Jacobson

Alternate
Ernest Matarasso
Matthew Tripolitsiotis
Jeremiah Hourihan

Land Use Administrative Assistant

Mary Judge

ALL APPLICANTS MUST MAKE AN APPOINTMENT WITH THE ZONING ENFORCEMENT OFFICE FOR PLAN REVIEW OF ZBA APPLICATIONS AT LEAST TWO WEEKS PRIOR TO THE APPLICATON DEADLINE.

LEAST I WO WEEKS IN ION TO THE ATTEICATON DEADLINE.
Zoning Enforcement: Date: 214112
Is the project situated in the coastal boundary? Yes ( ) No ( )
Is the project exempt from the coastal regulation?  Yes ( ) Exemption #No ( ) N/A ( )
Yes (1) Exemption # 10 C. No ( ) N/A ( ) Environmental Protection: Date: 2/24/22
CAM Review by: Zoning Board

